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# SALT LAKE CITY COUNCIL

## AGENDA

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### FORMAL MEETING

**April 26, 2016**

**Tuesday 7:00 PM**

Council Chambers  
451 South State Street Room 315  
Salt Lake City, UT 84111  
[SLCCouncil.com](http://SLCCouncil.com)

### CITY COUNCIL MEMBERS:

**James Rogers, Chair**  
[District 1](#)

**Stan Penfold, Vice Chair**  
[District 3](#)

**Andrew Johnston**  
[District 2](#)

**Derek Kitchen**  
[District 4](#)

**Erin Mendenhall**  
[District 5](#)

**Charlie Luke**  
[District 6](#)

**Lisa Adams**  
[District 7](#)

Please note: Dates not identified in the FYI - Project Timeline are either not applicable or will be made available as the agenda item progresses.

[WELCOME AND REVIEW OF STANDARDS OF CONDUCT](#)

**A. OPENING CEREMONY:**

2. Council Member Lisa Adams will conduct the formal council meetings in April.
3. Pledge of Allegiance
4. Welcome and Review of Standards of Conduct

**5. Council will approve minutes of**

Council will approve minutes of Tuesday, April 12, 2016 Work Session Meeting;

**B. PUBLIC HEARINGS:**

*Continued public hearing note: Council policy allows individuals to speak once per public hearing topic, however written comments are always accepted. Individuals who did not speak to the issue at previous hearings may address the Council at the podium.*

The Council will receive public comment and consider the following items:

**1. Vacating Subdivisions, SLC Airport**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)  
Vacating Subdivisions, SLC Airport - An ordinance that would vacate nine subdivisions located on Salt Lake International Airport property. The properties are being vacated, or dissolved, in preparation of the Airport's Terminal Redevelopment Program. The subdivisions all reside on Airport property and were originally drawn in the late 1800s and early 1900s--long before the airport was built. Petitioner-Salt Lake City Department of Airports, Petition No. PLNSUB2014-00242.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, April 26, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, May 3, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

**2. Ballpark / Central Community Future Land Use Map Amendments**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)  
Ballpark / Central Community Future Land Use Map Amendments - A proposal to amend portions of the Central Community Future Land Use Map from Medium Density Residential to the lower density zone, Single-Family Residential, (amending the zoning map pertaining to multiple parcels situated in an area bounded by 1300 South and 2100 South Streets and Main and 200 West Streets to rezone certain parcels from RMF-35 Moderate Density Multi-Family Residential District to R-1/5,000 Single-Family Residential District, and amending the Central Community Master Plan Future Land Use Map). Although the applicant has requested that the properties have specific zoning, consideration may be given to rezoning the properties

to another zoning district with similar characteristics Petitioner: Salt Lake City Council, Petition Nos. PLNPCM2013-00899 & 00900.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, April 26, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, May 3, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

### **3. Residential Dwelling Unit Legalization**

*Legislative Sponsor:* Not Required - Council Initiated

Residential Dwelling Unit Legalization - An ordinance that would amend sections of Salt Lake City Code pertaining to residential dwelling unit legalization (Section 21A.52). Under the proposal, a new process would be instituted to legalize excess dwelling units that have existed prior 1995 but have never been officially recognized by the City. The City implement a temporary legalization process from September 2012 to September 2013. When it concluded, the Council asked the Administration to research a permanent legalization solution. Related provisions of Title 21A- Zoning may also be amended as part of this petition. Petitioner— Former Mayor Ralph Becker, Petition No. PLNPCM2015-00142.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, April 26, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, May 3, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

## **C. POTENTIAL ACTION ITEMS:**

The Council will consider the following items:

### **1. 1700 South West Temple Majestic Meats - Zoning Map Amendment**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)

1700 South West Temple Majestic Meats - Zoning Map Amendment - an ordinance amending the zoning map pertaining to properties located at 115 West 1700 South and 1710 South West Temple to rezone those parcels from CB-Community Business District to R-MU-45/Mixed use District. The proposed change is intended to make the property more marketable so the current owners can relocate their business. Although the applicant has requested that the properties have specific zoning, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner - Raymond Zaelit, Petition No. PLNPCM2015-00809.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM  
Hold hearing to accept public comment - Tuesday, April 19, 2016 at 7:00 PM  
TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

## **2. Park Strip Landscaping - Zoning Text Amendment**

*Legislative Sponsor:* Not Required - Council Initiated  
Park Strip Landscaping - Zoning Text Amendment - an ordinance amending City Code relating to landscaping requirements (amending Chapters 21A.48, and 21A.62 of Salt Lake City Code). The proposed changes are intended to address the health of street trees and height limits for both plants and structures in park strips. Petitioner: Salt Lake City Council, Petition No. PLNPCM2014-00194.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday April 19, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

## **3. 1196 S. 700 W. Zoning Map Amendment**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)  
1196 S 700 West Zoning Map Amendment - An ordinance amending the zoning map for parcels located at approximately 1196 South 700 West Street, 1197 South 800 West Street, and 1203 South 800 West Street to rezone those parcels from R-1/7,000 Single Family Residential to SR-3 Special Development Pattern Residential. The proposal would allow a developer to build 18 twin home units on individual lots with a private street running through the center of the property. The intended development would not be allowed under current zoning. Although the applicant has requested that the properties be rezoned from R-1/7,000 to SR-3, consideration may be given to rezoning the properties to another zoning district with similar characteristics. Petitioner: Melynda Geronimo, Petition No. PLNPCM2015-00436.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 22, 2016

Set Public Hearing Date - Tuesday, March 15, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, April 19, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

## **4. One - Year Action Plan for Community Development Block Grant & Other Federal Grants for FY 2016-17**

*Legislative Sponsor:* Not Required - Budget Related Item

One - Year Action Plan for Community Development Block Grant & Other Federal Grants for FY 2016-17: Regarding the Mayor's funding recommendations and an appropriations resolution adopting the One-Year Annual Action Plan for 2016-17 that includes Community Development Block Grant (CDBG) funding, HOME Investment Partnership Program funding, Emergency Solutions Grant (ESG) funding, Housing Opportunities for Persons with AIDS (HOPWA) funding, for Fiscal Year 2016-17 and approving an Interlocal Cooperation Agreement between Salt Lake City and the U.S. Department of Housing and Urban Development (HUD).

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 12, 2016, Tuesday, April 19, 2016 and Tuesday, April 26, 2016

Set Public Hearing Date - Tuesday, March 1, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, March 15, 2016

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

#### **D. COMMENTS:**

1. Questions to the Mayor from the City Council.
2. Comments to the City Council. (Comments are taken on any item not scheduled for a public Hearing, as well as on any other City Business. Comments are limited to Two minutes.)

#### **E. NEW BUSINESS:**

The Council will consider the following items:

#### **F. UNFINISHED BUSINESS:**

The Council will consider the following items:

##### **1. Housing Trust Fund Loan - TenFifteen Partners LLC**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)

Housing Trust Fund Loan - TenFifteen Partners LLC - a resolution authorizing a loan from Salt Lake City's Housing Trust Fund to TenFifteen Partners. The \$380,000 loan would be used to construct a 54-unit apartment building, 11 of which would have affordable rent. The project would be located at 1015 South 200 West.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 19, 2016

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

##### **2. Housing Trust Fund Loan - Granary Place**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)

Housing Trust Fund Loan - Granary Place: a resolution authorizing a loan from the City's Housing Trust Fund to JF Capital. The \$500,000 loan would be used to develop

Granary Place, a 134-unit affordable housing apartment complex at 256 West 700 South.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 19, 2016

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

Staff Recommendation: Refer to motion sheet(s).

## **G. CONSENT:**

The Council will consider the following items:

1. Set the public hearing dates - Ordinances relating to Fiscal Year 2016-17 City Budget, including the budget for the Library Fund :

*Legislative Sponsor: Not Required – Budget Related Items*

Set the dates of Tuesday, May 17, 2016 and Tuesday, May 24, 2016 at 7:00 p.m. to accept public comment regarding an ordinance adopting the final budget and the employment staffing document for Salt Lake City, Utah and related ordinances for Fiscal Year 2016-17.

Staff Recommendation: Set dates of May 17, and May 24, 2016.

## **2. The Downtown Plan**

*Legislative Sponsor: Not Required - Petition from Applicant(s)*

The Downtown Plan- An ordinance adopting the Downtown Community Plan and replacing the Downtown Master Plan and the Gateway Specific Plan. This final draft of the proposed plan details the vision, policies, and framework that will guide growth and development in the downtown over the next 25 years. Petitioner: Former Mayor Ralph Becker, Petition No. PLNPCM 2013-00768.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 26, 2016

Set Public Hearing Date - Tuesday, April 26, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, May 3, 2016 at 7:00 PM

TENTATIVE Council Action - Tuesday, May 17, 2016 7:00 PM

Staff Recommendation: Set date.

## **3. Central Ninth Lofts Partial Alley Vacation**

*Legislative Sponsor: Not Required - Petition from Applicant(s)*

Central Ninth Lofts Partial Alley Vacation: Vacating a portion of the air rights above an alley that runs through a property located at 1068 South Jefferson Street. The proposal would allow for the construction of a pedestrian bridge to connect two proposed multifamily buildings. Under the proposal, the alley would remain open and vehicular and pedestrian traffic would continue. The alley would continue to be owned by Salt Lake City. Petitioner: Sojourn SLC LLC, Petition No. PLNPCM2015-00918

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, April 26, 2016

Set Public Hearing Date - Tuesday, May 3, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, May 24, 2016 at 7:00PM

TENTATIVE Council Action - Tuesday, June 7, 2016 7:00 PM

Staff Recommendation: Set date.

#### **4. Northwest Quadrant Master Plan**

*Legislative Sponsor:* Not Required - Petition from Applicant(s)

An ordinance adopting the Northwest Quadrant Master Plan. The proposed Master Plan details the vision, goals, and policies guiding growth and development within the Northwest (NW) Quadrant. The NW Quadrant is generally located west of the Salt Lake International Airport and Interstate-215 and North of SR-201 or 2100 South to the western and northern boundaries of the City. The NW Quadrant contains most of the City's current industrial areas as well as a large amount of undeveloped land that is adjacent to environmentally-sensitive lands.

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, February 2, 2016 and Tuesday, May 17, 2016

Set Public Hearing Date - Tuesday, April 26, 2016 7:00 PM

Hold hearing to accept public comment - Tuesday, May 24, 2016 at 7:00 p.m.

TENTATIVE Council Action - Tuesday, June 7, 2016 7:00 PM

Staff Recommendation: Set date.

#### **5. Establish Grant Projects from Grant Holding Account**

Establish Grant Projects from Grant Holding Account - The grant holding account was established to fund grants between budget amendments with the understanding that the grants would be submitted as part of the next budget opening. Items transmitted are placed on a Council Consent agenda and then formally approved during the following approved during the following budget amendment. Grants and associated projects include: -Jordan River Commission, via Salt Lake County, Community Connections - Ripple Effect -State Office of Crime Victim Reparations, FY 2016 VAWA Grant -State of Utah, CCJJ (Commission on Criminal and Juvenile Justice), Jurisdictions with Halfway Houses and Parole Violator Centers Grant -Utah State Office for Victims of Crime, 2015 VOCA Victim Assistance Grant -Executive Office of the President, Office of National Drug Control - Rocky Mountain High Intensity Drug Trafficking Area (HIDTA) Grant -Utah State Department of Public Safety – Emergency Management Performance Grant (EMPG), Fix the Bricks Project

**FYI – Project Timeline:** (subject to change per Chair direction or Council discussion)

Briefing -

Set Public Hearing Date -

Hold hearing to accept public comment -

TENTATIVE Council Action - Tuesday, April 26, 2016 7:00 PM

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Staff Recommendation: Refer to motion sheet(s).**F. ADJOURNMENT:****CERTIFICATE OF POSTING**

On or before 5:00 p.m. on Friday, April 22, 2016, the undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was (1) posted on the Utah Public Notice Website created under Utah Code Section 63F-1-701, and (2) a copy of the foregoing provided to The Salt Lake Tribune and/or the Deseret News and to a local media correspondent and any others who have indicated interest.

CINDI L. MANSELL, MMC/CRM  
SALT LAKE CITY RECORDER

**Final action may be taken in relation to any topic listed on the agenda, including but not limited to adoption, rejection, amendment, addition of conditions and variations of options discussed.**

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), 801-535-7600, or relay service 711.